

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 061475

This is to certify that MCBRIDE ELIZABETH A. Kevin Allen

has permission to Create living space above existing breezeway, 13' additional connected to breezeway, move existing deck a

AT 61 PRIMROSE LN

061 350 A017001

PERMIT ISSUED

NOV 28 2006

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Moulton 11/2/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>63 Primrose Lane</u>		
Total Square Footage of Proposed Structure <u>250 sq. ft</u>		Square Footage of Lot <u>11,250 sq. ft</u>
Tax Assessor's Chart, Block & Lot Chart# <u>350</u> Block# <u>A</u> Lot# <u>17</u>	Owner: <u>Elizabeth A.S McBride</u>	Telephone: <u>(207) 797-2340</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>63 Primrose Lane</u> <u>207 797-2340</u> <u>Elizabeth A.S McBride</u>	Cost Of Work: \$ <u>23,500</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>House Primary</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Expansion</u>		
Project description: <u>Residential Creating Living space Above existing 10x13 Addition Move Deck Permit Breeze way & Additional addition after fact Move 8x10 Shed Permit after fact</u>		
Contractor's name, address & telephone: <u>Kevin Allen 310-8443</u>		
Who should we contact when the permit is ready: <u>Kevin Allen</u> <u>Elizabeth A.S McBride</u> Mailing address: <u>63 Primrose Lane</u> <u>Portland, Me. 04103</u> Phone: <u>310-8443</u> <u>(207) 797-2340</u> <u>Steve 415-9203</u>		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Elizabeth A.S McBride</u>	Date: <u>10/7/2006</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1475	Issue Date:	CBL: 350 A017001
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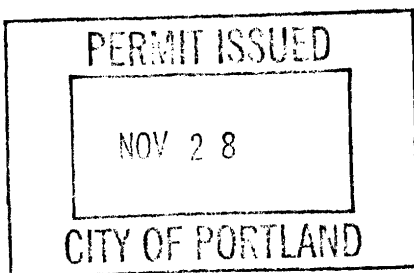
Location of Construction: 61 PRIMROSE LN	Owner Name: MCBRIDE ELIZABETH A	Owner Address: 63 PRIMROSE LN	Phone:
Business Name:	Contractor Name: Kevin Allen	Contractor Address: 24 Rural HI Windham	Phone 2073108443
Leasee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home/ Create living space above existing breezeway, 10' x 13' addition connected to breezeway, move existing deck and move and permit 8' x 10' shed after the fact.	Permit Fee: \$260.00	Cost of Work: \$23,500.00	CEO District: 5
Proposed Project Description: Create living space above existing breezeway, 10' x 13' addition connected to breezeway, move existing deck and move and permit 8' x 10' shed after the fact.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature: <i>Jm</i> 11/2/06	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: Date:		

Permit Taken By: ldobson	Date Applied For: 10/06/2006	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/conditions Date: 10/30/06 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date:
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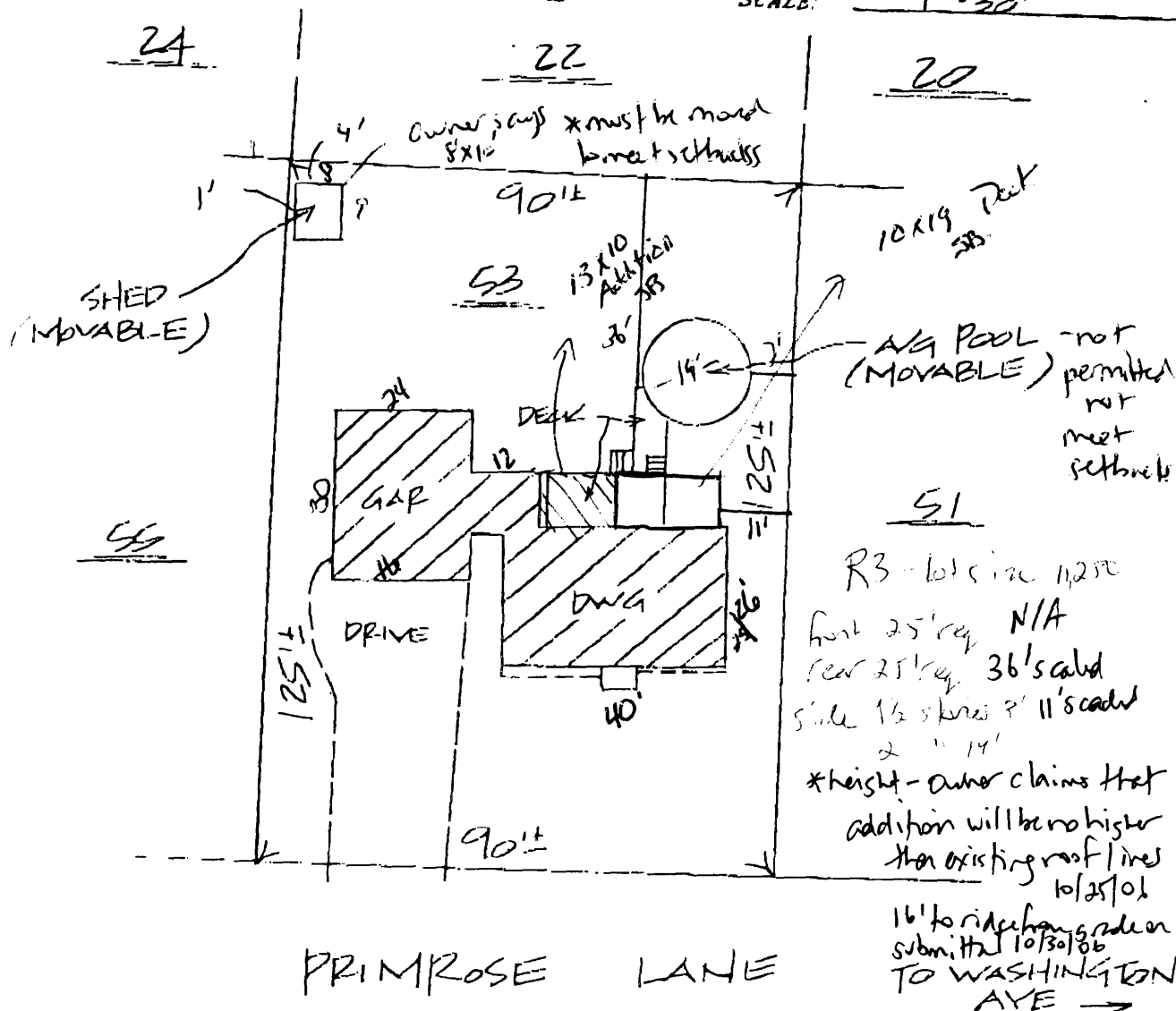
**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			
		DATE	PHONE

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES DWELLING AND ACCESSORY STRUCTURE COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACK REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES (5) THAT THERE ARE EASEMENTS & RIGHTS OF WAY'S STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ABUTTING DEEDS. (6) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (7) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

SCALE: 1" = 30'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: BEAULIEU/MURPHY REQUESTING PARTY: LEETE & LEMIEUX
OWNER: SAME ATTORNEY: JAMES R. LEMIEUX
LENDER: _____ FILE No. 999972

TITLE REFERENCES:

FEED BOOK: 2486 PAGE: 224 SER-G-
PLAN BOOK: 91 PAGE: 39 LOT: 53
COUNTY: UMBERLAND

YOUR FILE #: _____

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

844 STEVENS AVENUE
PORTLAND, ME 04109
(207) 878-7870

232 CLARKS WOODS ROAD
LYMAN, ME 04002
(207) 499-2358

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	Date Applied For:	CBL:
06-1475	10/06/2006	350 A017001

Location of Construction: 61 PRIMROSE LN	Owner Name: MCBRIDE ELIZABETH A	Owner Address: 63 PRIMROSE LN	Phone:
Business Name:	Contractor Name: Kevin Allen	Contractor Address: 24 Rural HI Windham	Phone (207) 310-8443
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ Create living space above existing breezeway, 10' x 13' addition connected to breezeway, move existing deck and move and permit 8' x 10' shed after the fact.	Proposed Project Description: Create living space above existing breezeway, 10' x 13' addition connected to breezeway, move existing deck and move and permit 8' x 10' shed after the fact.
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Dept: Zoning **Status:** Pending **Reviewer:** Ann Machado **Approval Date:** 10/30/2006**Note:** Existing pool does not meet setbacks. Owner must bring it into compliance within thirty days by filing a practical difficulty appeal, removing it or moving it to meet the 10' side setback. See letter dated 10/25/06. **Ok to Issue:** ☒

- 1) This permit is being issued with the understanding that the 8' x 10' shed will be moved so that it meets the 5' side and rear setbacks.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 11/02/2006**Note:** **Ok to Issue:** ☒

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

10/20/2006-amachado: Spoke to Elizabeth McBride and left a message for her husband Steve on his cell phone. The plot plan shows existing conditions. It does not show the addition or where the deck is going to be moved to. Also the plot plan shows a deck and above ground pool that is not permitted. There is also a shed in the rear that is not permitted. They need to be permitted or removed if they don't meet the zoning requirements. We need scalable elevation plans that show the grade. Need a scalable cross section of the garage from the front.

10/20/2006-amachado: Spoke to Steve Beaulieu. He will bring in the required information.

10/25/2006-amachado: Steve Beaulieu came in. Addition and new deck location are now on site plan. The height of the additions will be the same height as the existing roofs. He still needs to submit a diagram of the deck and how it is built.

SQUARE FOOT AREA CALCULATIONS

Borrower/Client **S. Beaulieu, Eliz. McBride**

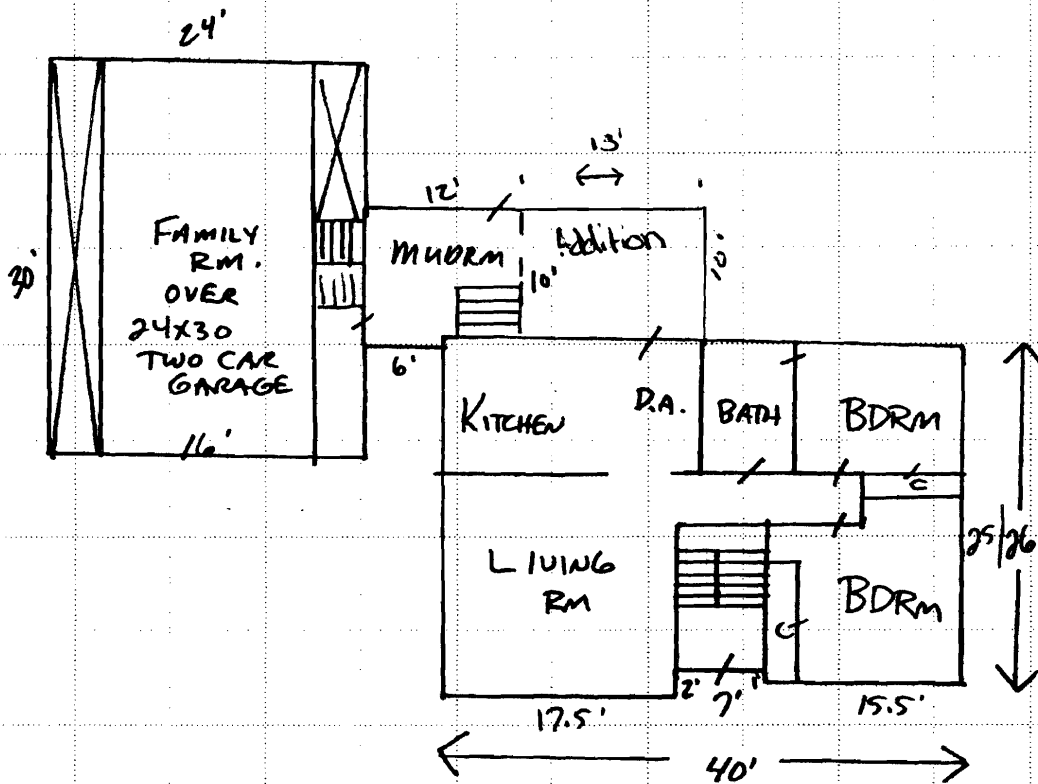
Address **63 Primrose Lane**

City **Portland** County **Cumberland** State **Me** Zip Code **04103**

Lender/Client **Peoples Heritage Bank**

$$24 \times 30 = 720 \quad \frac{1}{3} = 40$$

$$16 \times 30 = 480$$

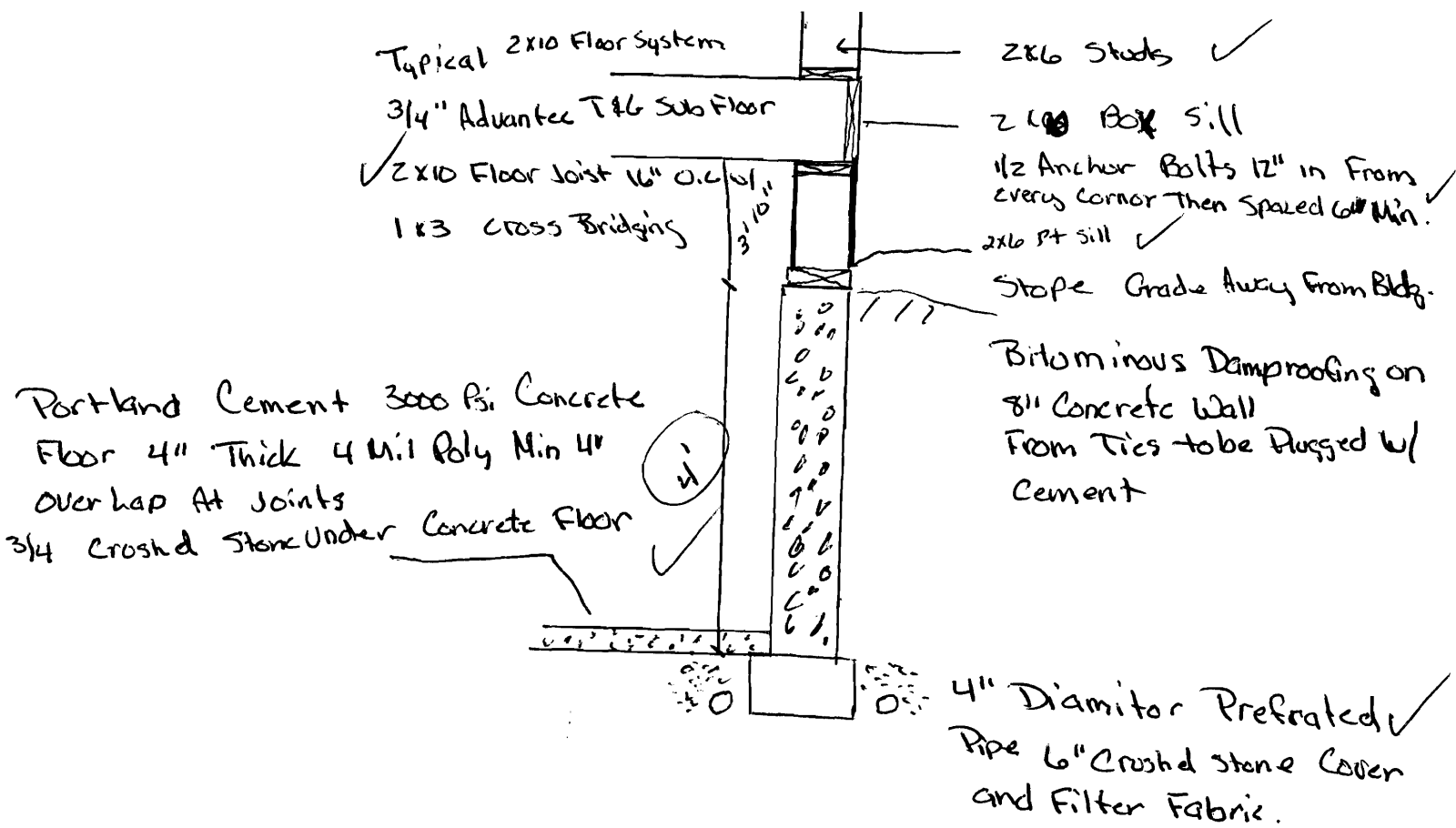


Building Area Summary

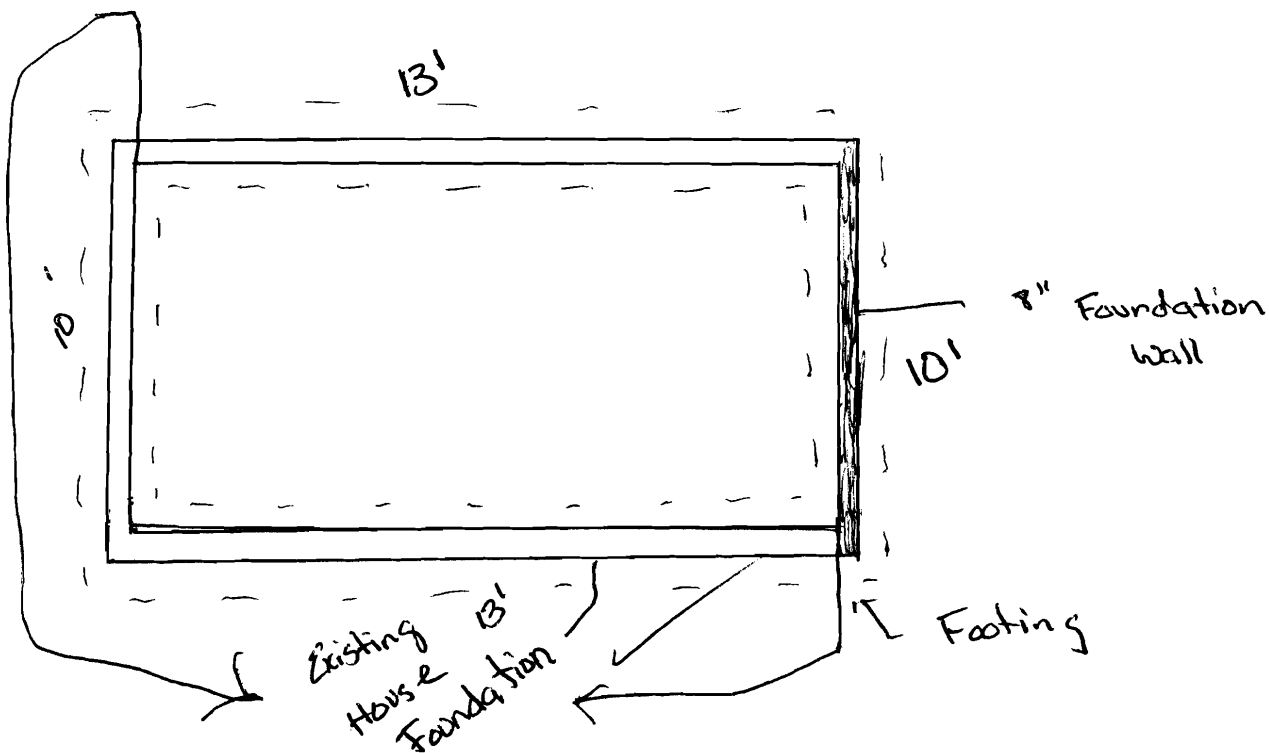
1st Floor	1,177 SF
2nd Floor	480 SF
3rd Floor	SF
Basement	1,000 SF
Garage	720 SF
Total GLA	1,657 SF

SQUARE FOOT CALCULATIONS

Level	Dimensions				Factor	Square Feet
1	26	X	40	X	1 =	1,040
1	1	X	7	X	-1 =	-7
1	1	X	17.5	X	1 =	17.5
1	10	X	12	X	1 =	120
1	1	X	6	X	1 =	6
2	16	X	30	X	1 =	480



Foundation Plan



✓ 30 year - Asphalt

✓ 5/12 Pitch

Ice & water shield

8" Aluminum Drive

Soft Vent

Trim to Match existing

Base Wrap

Vinyl Siding

2x10 Baffle

1/2" OC

2x10 studs 16" OC

2x10
Solid Headers

3/4" 3dX Sub Floor

2x10 Floor Joist 16" OC

1x3 Strap 16" OC

1/2" Dry Wall Ceiling

3' 10" Fin

4' Frost wall

8"
10"
10"
10"
10"
10"
10"
8"

4" conc.

20" Footings
10" thick

Slider

Window

Window

Window

Window

218
205
192
179

218
205
192
179

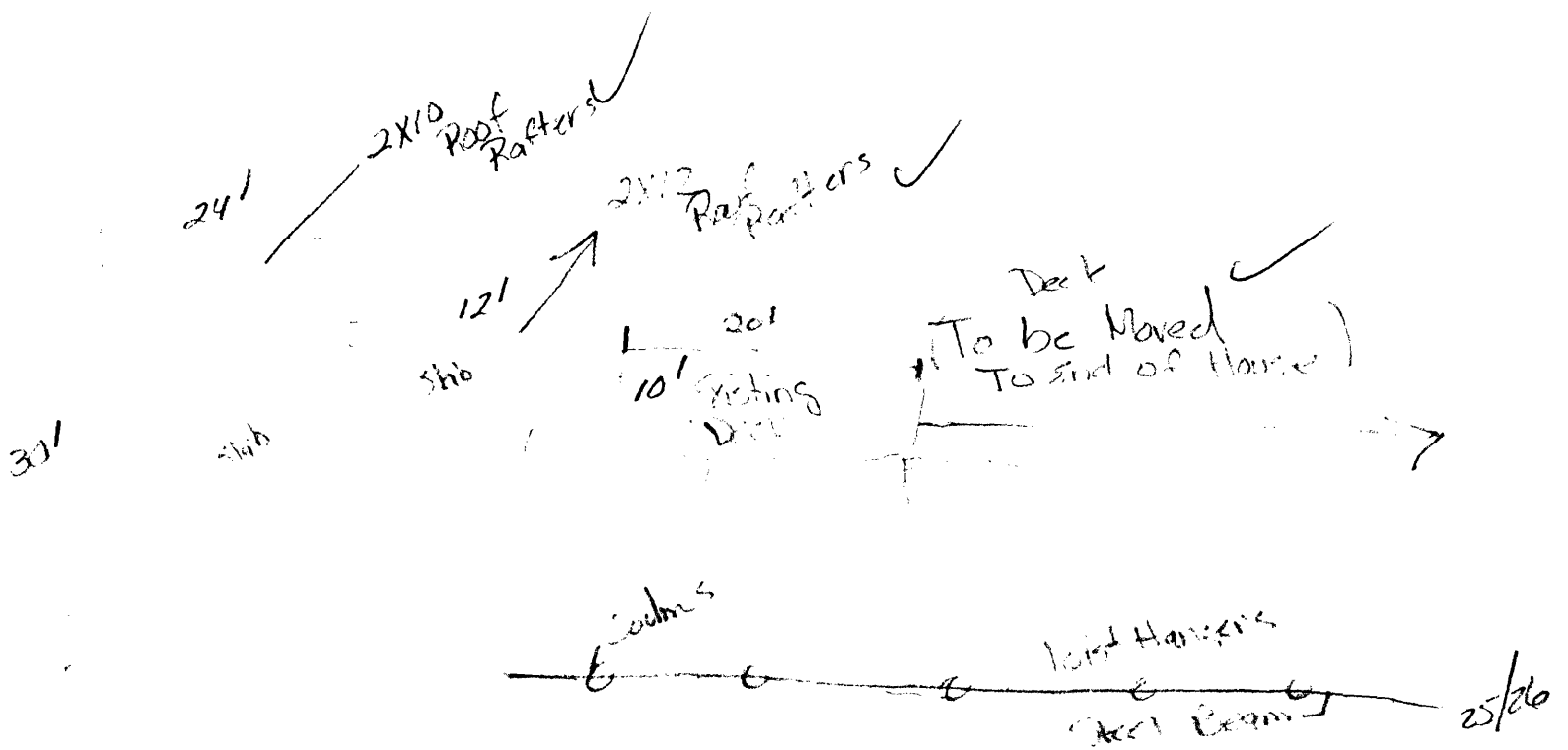
218
205
192
179

218
205
192
179

218
205
192
179

218
205
192
179

existing House



✓ Engineer Truss 40'

2x10
10' c.c. ✓

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT 30 2006

RECEIVED

[illegible]

24'

2nd floor

2nd floor



2nd walls

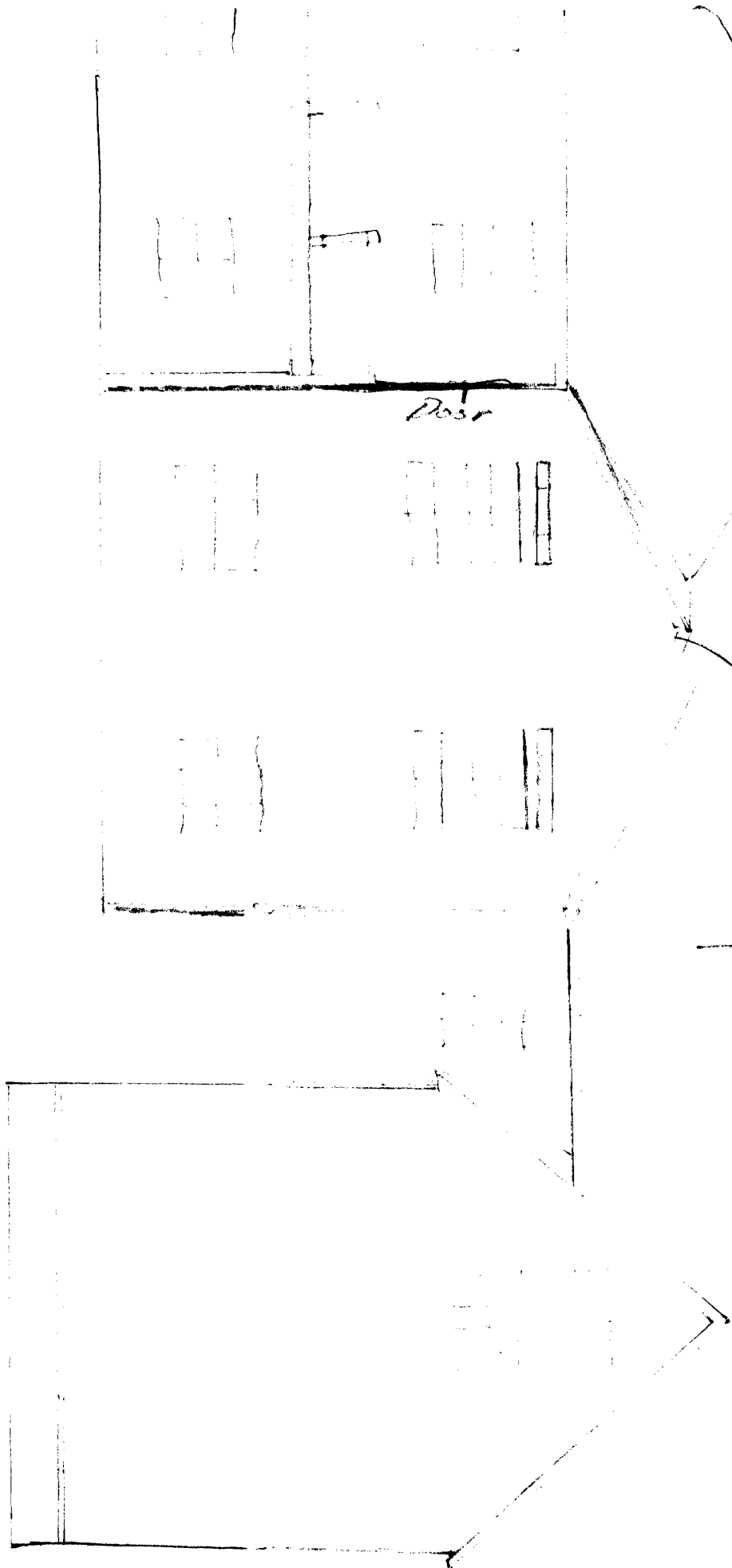
2nd walls

12'

1st floor

1st floor





Living Room

Small kitchen
as the kitchen

New Room

Living Room

Bed Room
House

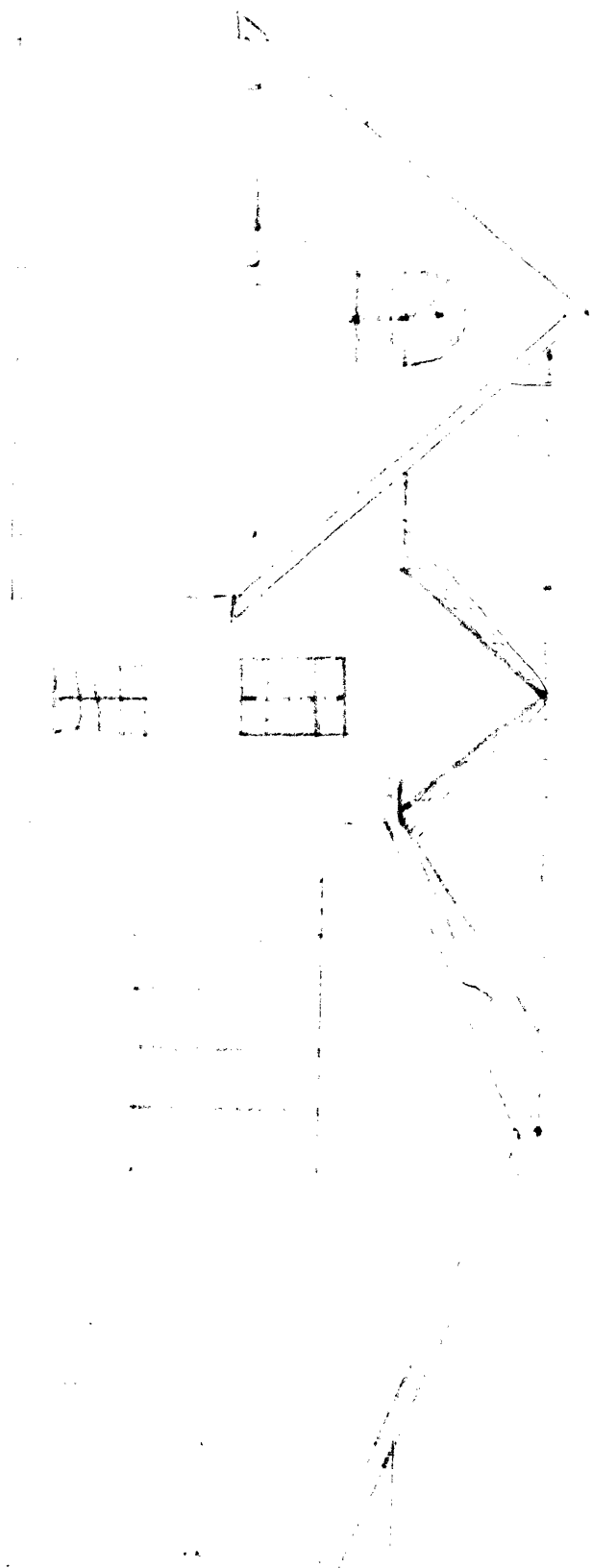
Living Room

40'

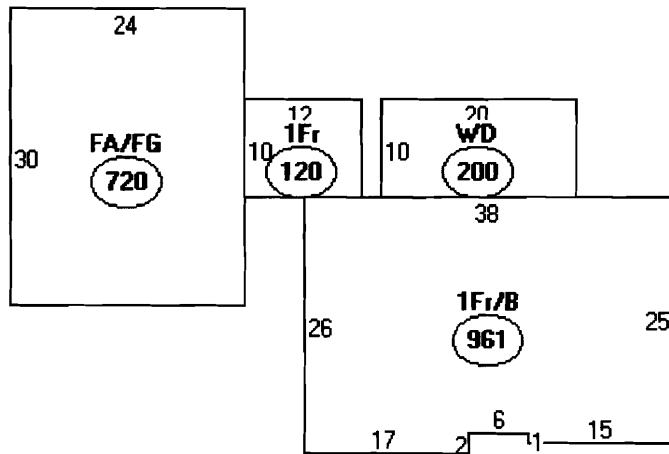
24'

6'

Front



Top of base



Descriptor/Area

A: 1Fr/B
961 sqft

B: 1Fr
120 sqft

C: FA/FG
720 sqft

D: WD
200 sqft



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	350 A017001
Location	61 PRIMROSE LN
Land Use	SINGLE FAMILY
Owner Address	MCBRIDE ELIZABETH A 63 PRIMROSE LN PORTLAND ME 04103
Book/Page	20942/198
Legal	350-A-17 PRIMROSE LN 61-65 11250 SF

Current Assessed Valuation

Land	Building	Total
\$72,600	\$127,900	\$200,500

Property Information

Year Built 1973	Style Raised Ranch	Story Height 1	Sq. Ft. 1909	Total Acres 0.258	
Bedrooms 5	Full Baths 1	Half Baths 1	Total Rooms 7	Attic None	Basement Full

Is by on c of 6.

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
03/05/2004	LAND + BLDING		20942-198
11/12/1997	LAND + BLDING		13434-311

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

October 25, 2006

30 day appeal period up

Nov. 24

Elizabeth McBride &
Steve Beaulieu
63 Primrose Lane
Portland, ME 04103

RE: 61 Primrose Lane – 350 A017 – R3 – illegal pool

Dear Ms. McBride & Mr. Beaulieu,

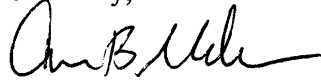
In reviewing the building permit application to add an addition to the rear of your house at 63 Primrose Lane, it came to our attention that the pool that appears on the plot plan is illegal. Our files indicate that a permit was never issued to erect the pool. Section 14-432 of the Land Use Ordinance states that a swimming pool may not be located within ten feet of the side or rear property lines. The plot plan submitted with the application shows that the pool is about seven feet from the right side property line, so not only is the pool illegal because it was not permitted, it also is illegal because it does not meet the conditions of the ordinance.

I spoke to you about the pool last week on the telephone and told you that you needed to apply for a permit to bring it into compliance with the ordinance. I also told you that you had the right to appeal my decision and ask for a variance from the Zoning Board of Appeals. Today at the counter you told me that you wanted to apply for a variance. I gave you the Practical Difficulty Variance Application and told you that you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. If you choose not to appeal, then you must either remove the pool or apply for a permit to move it and bring it into compliance with the ten foot side setback.

The application to add the addition on the rear of your house has met the zoning requirements, and it will be moved forward in the permit process as soon as you submit the information about the size and structure of the deck.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann B. Machado", with a long horizontal flourish extending to the right.

Ann B. Machado
Zoning Specialist
(207) 874 -8709